

143.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

926,600 / 926,600

USE VALUE:

926,600 / 926,600

ASSESSED:

926,600 / 926,600

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		PINE RIDGE RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: KALIONTZIS GEORGE-ETAL	
Owner 2: KALIONTZIS ERNESTINE	
Owner 3:	

Street 1: 23 PINE RIDGE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains 9,602 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Clapboard Exterior and 2003 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9602		Sq. Ft.	Site		0	80.	0.74	9									566,449						566,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9602.000	354,700	5,500	566,400	926,600		92394
							GIS Ref
							GIS Ref
							Insp Date
							06/09/18

PREVIOUS ASSESSMENT									Parcel ID	143.0-0001-0005.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2020	101	FV	354,700	5500	9,602.	566,400	926,600	926,600	Year End Roll	12/18/2019	
2019	101	FV	278,200	5600	9,602.	531,000	814,800	814,800	Year End Roll	1/3/2019	
2018	101	FV	278,200	5600	9,602.	439,000	722,800	722,800	Year End Roll	12/20/2017	
2017	101	FV	278,200	5600	9,602.	403,600	687,400	687,400	Year End Roll	1/3/2017	
2016	101	FV	278,200	5600	9,602.	368,200	652,000	652,000	Year End	1/4/2016	
2015	101	FV	271,200	5700	9,602.	361,100	638,000	638,000	Year End Roll	12/11/2014	
2014	101	FV	271,200	5700	9,602.	335,600	612,500	612,500	Year End Roll	12/16/2013	
2013	101	FV	271,200	5700	9,602.	319,300	596,200	596,200		12/13/2012	

BUILDING PERMITS										ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name			
6/9/2018		Meas/Inspect									HS	Hanne S			
12/5/2008		Meas/Inspect									163	PATRIOT			
11/21/2008		Missed Appt.									201	PATRIOT			
11/18/1999		Meas/Inspect									270	PATRIOT			
12/1/1981												CS			

Sign: VERIFICATION OF VISIT NOT DATA / / /

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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																																																																																																						
Type: 6	Colonial			Full Bath: 1	Rating: Average																																																																																																													
Sty Ht: 2A	2 - 2 Sty +Attic			A Bath:	Rating:																																																																																																													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																																																																																																													
Foundation: 1	- Concrete			A 3QBth:	Rating:																																																																																																													
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																																																																																																													
Prime Wall: 2	- Clapboard			A HBth:	Rating:																																																																																																													
Sec Wall:		%		OthrFix:	Rating:																																																																																																													
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																																																																																																														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average																																																																																																													
Color: TAN				A Kits:	Rating:																																																																																																													
View / Desir:				Fpl: 1	Rating: Average																																																																																																													
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																																																																																																													
Grade: C+ - Average (+)				<b>CONDOS INFORMATION</b>																																																																																																														
Year Blt: 1922	Eff Yr Blt:			Location:																																																																																																														
Alt LUC:	Alt %:			Total Units:																																																																																																														
Jurisdct:	Fact: .			Floor:																																																																																																														
Const Mod:				% Own:																																																																																																														
Lump Sum Adj:				Name:																																																																																																														
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>																																																																																																						
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		No Unit	RMS	BRS	FL																																																																																																							
Prim Int Wall: 2	- Plaster			Functional:		%		1	8	4																																																																																																								
Sec Int Wall:		%		Economic:		%																																																																																																												
Partition: T - Typical				Special:		%																																																																																																												
Prim Floors: 3	- Hardwood			Override:		%																																																																																																												
Sec Floors:		%		Total:	26.4	%																																																																																																												
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																																																																																																										
Subfloor:				Basic \$ / SQ:	125.00			Rate	Parcel ID	Typ	Date	Sale Price																																																																																																						
Bsmnt Gar:				Size Adj.: 1.17410898																																																																																																														
Electric: 3	- Typical			Const Adj.: 0.99989998																																																																																																														
Insulation: 2	- Typical			Adj \$ / SQ: 146.749																																																																																																														
Int vs Ext: S				Other Features: 77500																																																																																																														
Heat Fuel: 2	- Gas			Grade Factor: 1.10																																																																																																														
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																																																																																																														
# Heat Sys: 1				NBHD Mod:																																																																																																														
% Heated: 100		% AC:		LUC Factor: 1.00																																																																																																														
Solar HW: NO		Central Vac: NO		Adj Total: 481960																																																																																																														
% Com Wall		% Sprinkled:		Depreciation: 127237																																																																																																														
				Depreciated Total: 354722																																																																																																														
<b>MOBILE HOME</b>				Make:				Serial #:				Year:		Color:																																																																																																				
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Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																	
3	Garage	D	Y	1	14X20	A	AV	1960	23.93	T	40	101			4,000		4,000																																																																																																	
19	Patio	D	Y	1	22X40	A	AV	1975	2.68	T	35.2	101			1,500		1,500																																																																																																	
More: N	Total Yard Items:	5,500		Total Special Features:								Total:	5,500																																																																																																					
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